

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 78-77

BEING A BY-LAW TO AMEND BY-LAW NO. 1097
OF THE FORMER TOWNSHIP OF WIDDIFIELD
PURSUANT TO SECTION 35 OF THE PLANNING
ACT R.S.O. 1970, CHAPTER 349 AND AMENDMENTS
THERE TO.

WHEREAS upon the request of the property owner concerned and with the approval of the local Planning Board, it is considered advisable to amend By-law No. 1097 of the former Township of Widdifield to provide for an alteration to the zone designation shown on the District Map which forms part of said By-law No. 1097.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

- 1) The District Map which forms part of said By-law No. 1097 is amended by changing the zoning designation of the land shown on that part of said zoning map set out in Schedule "A" attached hereto and forming part hereof, which property is more particularly described as the South Half of Parcel 5925 W&F and shown hatched on Schedule "B" attached hereto and forming part hereof from a "Residential 1 (R-1) Single Family District" to a "Residential Third Density Special Zone 7-77 (R3S 7-77)".
- 2) For the purposes of this By-law, all buildings and structures erected or altered and the use of land in such "Residential Third Density Special Zone 7-77 (R3S 7-77)" hereby established shall conform to the uses and regulations set forth in Schedule "C" attached hereto and forming part hereof.
- 3) All buildings and structures erected or altered in the zones hereby established shall conform to all other applicable provisions of By-law No. 1097 of the former Township of Widdifield, except as hereby expressly varied.
- 4) This By-law shall take effect from the date of passing by Council and shall come into force upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 13TH DAY OF JUNE, 1977.

READ A SECOND TIME IN OPEN COUNCIL THIS 27TH DAY OF JUNE, 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND

PASSED THIS 27TH DAY OF JUNE, 1977.

.....
MAYOR

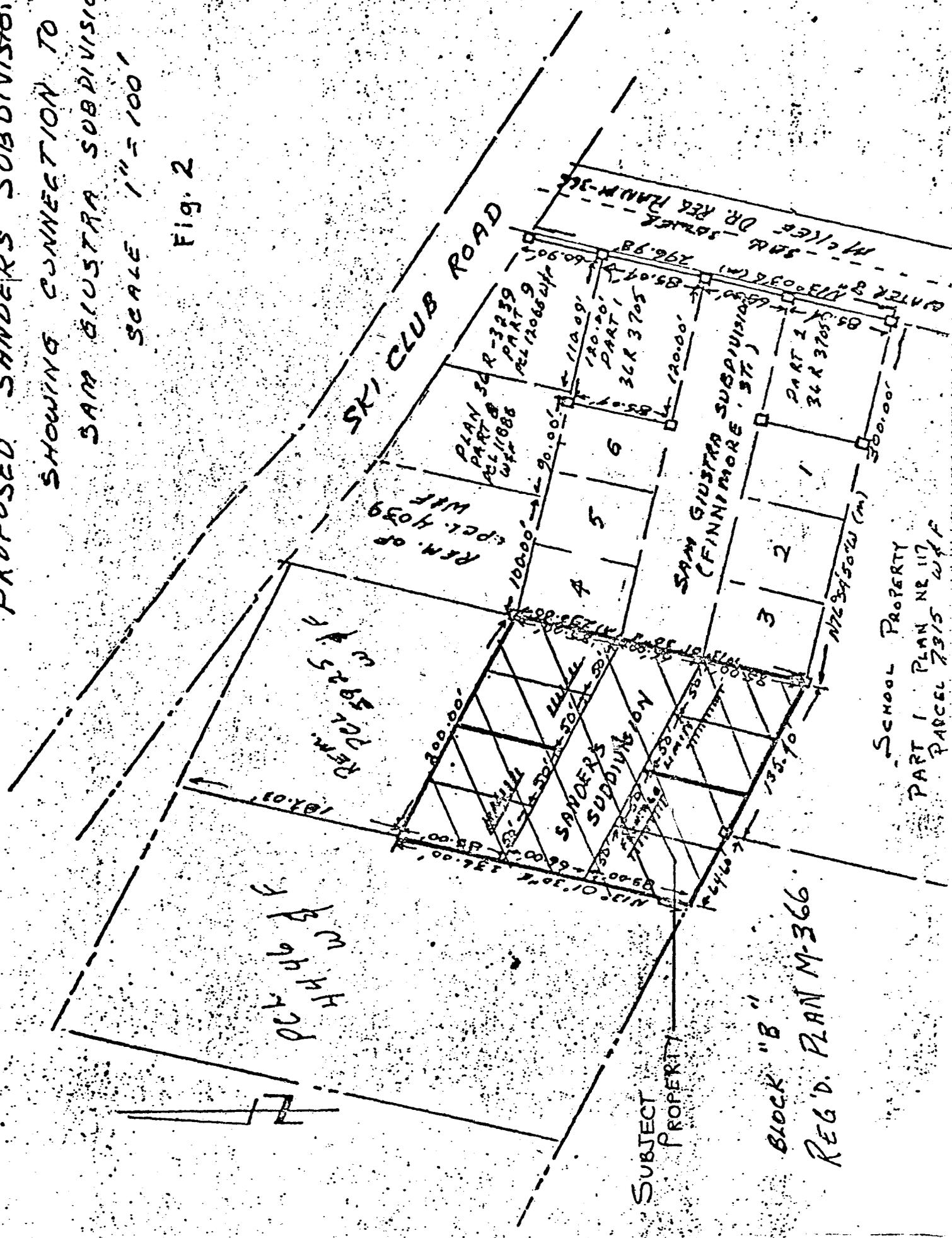
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A. B. Anton
CITY CLERK

Schedule "B" of By-law No

78-77

PROPOSED SANDER'S SUBDIVISION
SHOWING CONNECTION TO
SAM GIUSTRA SUBDIVISION
SCALE 1" = 100'

Fig. 2



SUBJECT PROPERTY

BLOCK "B"
REG'D. PLAN M-366

SCHOOL PROPERTY
PART 1 PLAN NO. 117
PARCEL 7315 W.F.

SCHEDULE "C" TO BY-LAW NO. 78-77

Buildings, structures or uses of lands within the area governed by By-law No. 78-77 shall conform to the Permitted Uses and Regulations for each Zone Designation as set out in this Schedule.

RESIDENTIAL THIRD DENSITY SPECIAL ZONE 7-77 (R3S 7-77)"

1) Permissible Uses:

a) Residential:

Semi-detached dwellings.

b) Business:

Office use when part of the Practitioner's own home.

c) Recreational:

Parks, playgrounds, non-profit making organizations provided that the said use is located in a Park or Playground.

d) Institutional:

Private schools other than trade schools, churches, day nurseries located under and operated in accordance with The Day Nurseries Act 1966 and regulations made thereunder in a church hall or in a school building within the terms of The Schools Administration Act and in a single family detached dwelling where the number of children accommodated at any one time is less than twenty (20).

2) Regulations:

a) Semi-detached dwelling:

Min. Lot Area	Min. Lot Frontage	Min. Floor Area	Max. Lot Coverage
4,250 sq. ft.	50 ft. per dwelling unit.	1 storey & split level - 850 sq.ft. 1½ & 2 storeys 1,100 sq.ft.	35%

b) Front Yard:

Minimum of twenty (20) feet.

c) Rear Yard:

Minimum of thirty (30) feet, except in the case of a corner lot where the rear yard shall be not less than twenty (20) feet.

-continued-

d) Side Yard:

Minimum of four (4) feet for a one-storey dwelling and an additional two (2) feet for each additional storey or part thereof;

On every lot other than a corner lot where there is no attached garage or carport, or other provision for off-street parking on the same lot, one side yard shall have a minimum width of ten (10) feet;

An exterior side yard of a corner lot shall be not less than ten (10) feet;

In the case of a corner lot, no garage shall be located closer than twenty (20) feet to the street line and no portion of any driveway shall be located closer than thirty (30) feet to the intersection of any two streets measured along the street line and its projection to the intersection of such street line or its projection with another street line or its projection.



R 772356

Ontario Municipal Board

**IN THE MATTER OF Section 35 of
The Planning Act, (R.S.O. 1970,
c. 349)**

- and -

**IN THE MATTER OF an application
by The Corporation of the City
of North Bay for approval of
its Restricted Area By-law 78-77**

B E F O R E :

**P.M. BROOKS
Member**

- and -

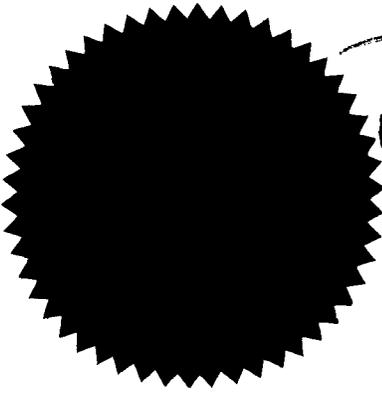
**J. WADDS
Member**

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**Wednesday, the 11th day of
January, 1978**

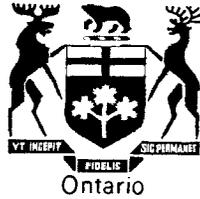
**THIS APPLICATION coming on for public hearing this
day at the City of North Bay and after the hearing
of the application;**

**THE BOARD ORDERS that By-law 78-77 is hereby
approved.**



SECRETARY

ENTERED	
O. B. No.	R 77-6
Folio No.	280
FEB 7 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	



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